



Castles

ASKING PRICE

**£390,000**

**Austin Court, Village Road**

Enfield, EN1 2DY Share of Freehold

## PROPERTY SUMMARY

This well-presented and generously proportioned two double bedroom second floor flat offers excellent living space throughout, including a large dual-aspect living/dining room that provides plenty of natural light.

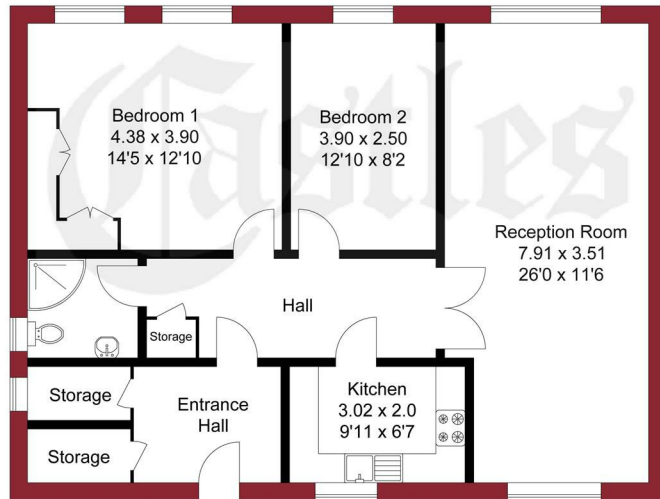
The property benefits a 900+ year lease, double glazing, gas central heating and a garage en bloc, making it an ideal purchase for first-time buyers, investors or those seeking a low-maintenance home.

The property further benefits from a loft storage room and a large storage cupboard which provides practical additional storage helping keep the home tidy and organised. Perfectly positioned within close proximity to Enfield Town Centre and Enfield Town Station, the flat offers convenient access to a wide range of shops, restaurants and excellent transport links. Being offered chain free, this property is ready for immediate purchase.





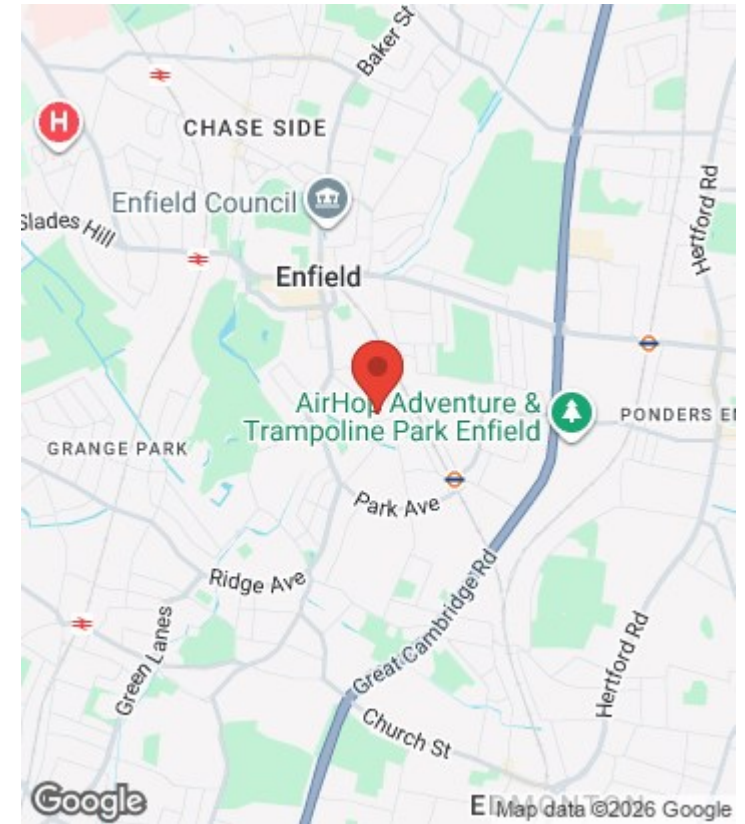
APPROXIMATE GROSS INTERNAL AREA  
84.56 sqm / 910.19 sqft



SECOND FLOOR

THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE  
REPRESENTATIVE OF THE PROPERTY

For a guide to the area  
please scan this code for  
more information



**Flat - Second Floor**

**Share of Freehold**

**Council: Enfield Council Tax Band: E**

**Service Charge: £685.00 (6 monthly)**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



**OFFICE ADDRESS**

243 - 245 Hertford Road  
Enfield  
London  
EN3 5JJ

**OFFICE DETAILS**

0208 804 8000  
enfield@castles.london  
<https://www.castles.london>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		78	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	